

046.A

0004

0071.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
902,000 / 902,000
902,000 / 902,000
902,000 / 902,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:	71
Owner 1: ALEXIOU ALEXANDER I ETAL / TRS		
Owner 2: AYSE ASATEKIN ALEXIOU TRUST		
Owner 3:		

Street 1: 71 MEDFORD ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: ALEXIOU ALEXANDER I & -
Owner 2: ALEXIOU AYSE ASATEKIN -
Street 1: 71 MEDFORD ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2008, having primarily Vinyl Exterior and 2781 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 8119

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	902,000			902,000		311387
							GIS Ref
							GIS Ref
							Insp Date
							07/11/18

Total Card	0.000	902,000	902,000	Entered Lot Size
Total Parcel	0.000	902,000	902,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	324.34	/Parcel: 324.34

Land Unit Type:

!15731!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	902,000	0	.	.	902,000		Year end	12/23/2021
2021	102	FV	886,000	0	.	.	886,000		Year End Roll	12/10/2020
2020	102	FV	870,000	0	.	.	870,000	870,000	Year End Roll	12/18/2019
2019	102	FV	848,400	0	.	.	848,400	848,400	Year End Roll	1/3/2019
2018	102	FV	770,600	0	.	.	770,600	770,600	Year End Roll	12/20/2017
2017	102	FV	689,600	0	.	.	689,600	689,600	Year End Roll	1/3/2017
2016	102	FV	606,900	0	.	.	606,900	606,900	Year End	1/4/2016
2015	102	FV	580,800	0	.	.	580,800	580,800	Year End Roll	12/11/2014

SALES INFORMATION	TAX DISTRICT	Parcel ID	046.A-0004-0071.0	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes				

ALEXIOU ALEXAND 78422-482 2 8/6/2021 Convenience 1 No No
CROSS THEODORE 65245-147 4/21/2015 743,000 No No
CARNEY JOHN, 52746-118 5/11/2009 597,400 No No

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
11/22/2017 1563 Solar Pa 5,000 C	7/11/2018 Measured DGM D Mann
10/22/2010 2181 Redo Bas 38,180	4/26/2010 NEW CONDO BR B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____



USER DEFINED

Prior Id # 1: 32896
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good															
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																
Foundation:	1 - Concrete			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good															
Color:	GREEN			A Kits:		Rating:																
View / Desir:				Ftpl:	1	Rating:	Very Good															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	B - Good			CONDOS INFORMATION																		
Year Blt:	2008	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdict:	G12	Fact:	.	Floor:	M - Multi-Level																	
Const Mod:				% Own:	50.000000000																	
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	3.3 %		Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal	1 - Drywall			Functional:		%		Interior:		1	7	3										
Sec Int Wall:		%		Economic:		%		Additions:														
Partition:	T - Typical			Special:		%		Kitchen:														
Prim Floors:	3 - Hardwood			Override:		%		Baths:														
Sec Floors:		%		Total:	3.3 %			Plumbing:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	250.00			Heating:														
Bsmnt Gar:				Size Adj.:	0.71574974			General:														
Electric:	3 - Typical			Const Adj.:	0.99989998																	
Insulation:	2 - Typical			Adj \$ / SQ:	178.920																	
Int vs Ext:	S			Other Features:	63473																	
Heat Fuel:	2 - Gas			Grade Factor:	1.33																	
Heat Type:	3 - Forced H/W			NBHD Inf:	1.25000000																	
# Heat Sys:	1			NBHD Mod:																		
% Heated:	100	% AC:	100	LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	932743																	
% Com Wal		% Sprinkled		Depreciation:	30781																	
				Deprecated Total:	901963																	
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:														
Make:		Model:																				
SPEC FEATURES/YARD ITEMS				Parcel ID:	046.A-0004-0071.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
More: N	Total Yard Items:											Total Special Features:										
Total:																						